



49 High Street, Hythe, Kent CT21 5AD



**MINTERNE,
SCHOOL ROAD, HYTHE**

£765,000 Freehold

Occupying a generous plot in a popular location on the cusp of the sought after village of Saltwood, a substantial detached chalet bungalow offers generous and versatile accommodation with 2-3 reception rooms, kitchen/breakfast room, and 3-4 bedrooms (1 en-suite). Garage, parking, south facing garden. EPC D



**Minterne,
School Road, Hythe CT21 4PP**

**Entrance Vestibule, Entrance Hall, Sitting Room, Dining Room,
Kitchen/Breakfast Room, Study/4th Bedroom, Principal Bedroom with
En-Suite Shower Room, Cloakroom,
Generous Landing, Two Further Bedrooms, Bathroom,
Detached Garage, Ample Parking, Gardens to Front and Rear**

DESCRIPTION

Minterne is a substantial detached chalet bungalow which occupies a particularly generous plot on the cusp of the sought after village of Saltwood. The property appears to have been maintained impeccably for the current owner and now offers beautifully presented accommodation which is of particularly comfortable proportions.

The versatile accommodation is currently arranged to provide an entrance vestibule opening to the welcoming entrance hall which leads to the dining room which has an archway connecting it to the sitting room. There is also a large kitchen/breakfast room and adjoining utility room, principal bedroom with adjoining shower room, study (or fourth bedroom) and a cloakroom on the ground floor. On the first floor there is a spacious landing with a walk-in airing cupboard and leading to two generous double bedrooms and a bathroom.

The property is approached via a long block paved driveway which provides ample off road parking and turning for a number of vehicles and access to the detached garage. To the rear the garden is largely laid to lawn and enjoys a southerly aspect. The gardens extend to either side of Minterne and provide a delightfully secluded environment for alfresco dining and entertaining.

SITUATION

Saltwood is a quintessential English village with its pretty green, village hall, public house, local store, Michelin starred restaurant and charming church. There are two excellent primary schools within only a short walk and Brockhill Performing Arts College is nearby. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both. Hythe town centre, with its bustling High Street and variety of independent shops, boutiques, cafés and restaurants is a short drive away. The town is also well served by 4 supermarkets (including Waitrose and Sainsburys). There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, squash, cricket and bowls clubs, etc. together with the Hotel Imperial Leisure Centre and two golf courses. There are many footpaths and bridleways in the vicinity, ideal for horse riding or dog-walking, along with Brockhill Country Park, where there is a play area and other organised outdoor activities.

Commuting links are excellent with the motorway network (M20 Junction 11) 1.8 miles distant, main line railway station at Sandling, less than 1 mile, the Channel Tunnel Terminal 3.7 miles, the ferry port of Dover 12.5 miles and Ashford International Passenger Station 11.5 miles. The High Speed Link is available from both Folkestone (5 miles) and Ashford (11.5 miles) with journey times to St Pancras of around 53 minutes and 38 minutes respectively (all times and distances are approximate).



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a timber panelled door, windows to three sides, tiled floor, obscured glazed door to:

ENTRANCE HALL

Staircase to first floor, coved ceiling, built-in cloaks cupboard, radiator, doors to:

DINING ROOM,

Shelved display recess, coved ceiling, timber framed double glazed window to side, radiator, archway to inner lobby, archway to:

SITTING ROOM

Attractive Adam style fireplace surround encompassing an open fireplace above a marble hearth with shelved display recess to side, coved ceiling, timber framed double glazed window to side, double glazed casement doors with double glazed windows to either side, radiators.

INNER LOBBY

Doors to bedroom and:

KITCHEN/BREAKFAST ROOM

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated dishwasher, roll top granite effect worktops inset with five burner gas hob with stainless steel extractor hood above and stainless steel sink and drainer unit with mixer tap and drinking water tap, tiled splashbacks, coordinating wall cupboards with concealed lighting beneath and glazed display cabinets, integrated eye level double oven/ grill, integrated fridge and freezer, coved ceiling, pair of timber framed double glazed windows to side, radiator, door returning to entrance hall, door to utility room and doorway to:

SIDE PORCH

Coved ceiling, panelled and glazed door to front, timber framed double glazed window to side.

UTILITY ROOM

Base cupboards with full height storage cupboard to side and roll top work surface inset with stainless steel sink and drainer, tiled splashbacks, plumbing for washing machine, wall mounted Worcester gas fired boiler, timber framed double glazed window to front.

PRINCIPAL BEDROOM SUITE

Coved ceiling, timber framed double glazed window to side, double glazed casement doors opening to and overlooking the rear garden, radiator, built in wardrobe cupboards to either side of a door to:

EN-SUITE SHOWER ROOM.

Twin sized tiled shower enclosure with thermostatically controlled shower, low level WC with concealed cistern with vanity cupboard beneath a granite effect worktop inset with wash basin, tiled walls, shaver point, coved ceiling, timber framed obscured double glazed window to side, radiator.

CLOAKROOM

Low level WC with concealed cistern, wash basin set into granite effect worktop with vanity cupboard below, tiled floor, coved ceiling, timber framed obscured double glazed window to front, radiator.

BEDROOM FOUR/STUDY

Coved ceiling, double glazed windows to front and side, radiator.

FIRST FLOOR LANDING

A generous space with access to loft space, recessed lighting, double glazed Velux roof light to side, radiator, door giving access to deep **walk-in airing cupboard** housing factory-lagged hot water cylinder and providing access to eaves storage, doors to:



BEDROOM

Range of built-in wardrobe cupboards, pair of wall light points, timber framed double glazed window to rear overlooking the garden, double glazed Velux roof light to side, enjoying views between rooftops of the sea and the countryside, radiator.

BEDROOM

Range of built-in wardrobe cupboards, timber framed double glazed window to front, double glazed Velux roof light to side, radiator.

BATHROOM

Panelled bath with shower above and folding shower screen, low-level WC, pedestal wash basin, shaver point, recessed lighting, double glazed Velux rooflight to side, heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is approached via a long block paved driveway providing ample parking and turning for a number of vehicles and access to the detached garage. The remainder of the garden, which is set behind a mature hedge is laid predominantly to lawn with a pair of Victoria plum trees. Side access can be gained to the:

REAR GARDEN

To the side of the house a pathway extends along an area of lawn edged by a border planted with a variety of shrubs herbaceous and other plants and leads to the main part of the garden which is well enclosed by close-boarded timber panelled fencing and is laid extensively to lawn with a generous paved terrace spanning the width of the property and returning to the other side of the house where there are further borders planted with a variety of mature shrubs. The lawn is dotted with various specimen trees including a variegated holly, beech tree and a circular bed planted with roses. Within the garden is a timber framed storage shed.

DETACHED GARAGE

Of brick-built construction beneath a pitched tiled roof of a generous size with electronically operated up and over door to front, power and light, personal door to side, window to side.

EPC Rating Band D

COUNCIL TAX

Band G approx. £4015.18 (2025/26)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**



Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.



Minterne, Saltwood, CT21

Approximate Gross Internal Area
Ground Floor = 118.0 sq m / 1270 sq ft
First Floor = 69.9 sq m / 752 sq ft
Total = 187.9 sq m / 2022 sq ft

 = Reduced headroom below 1.5m / 5'0

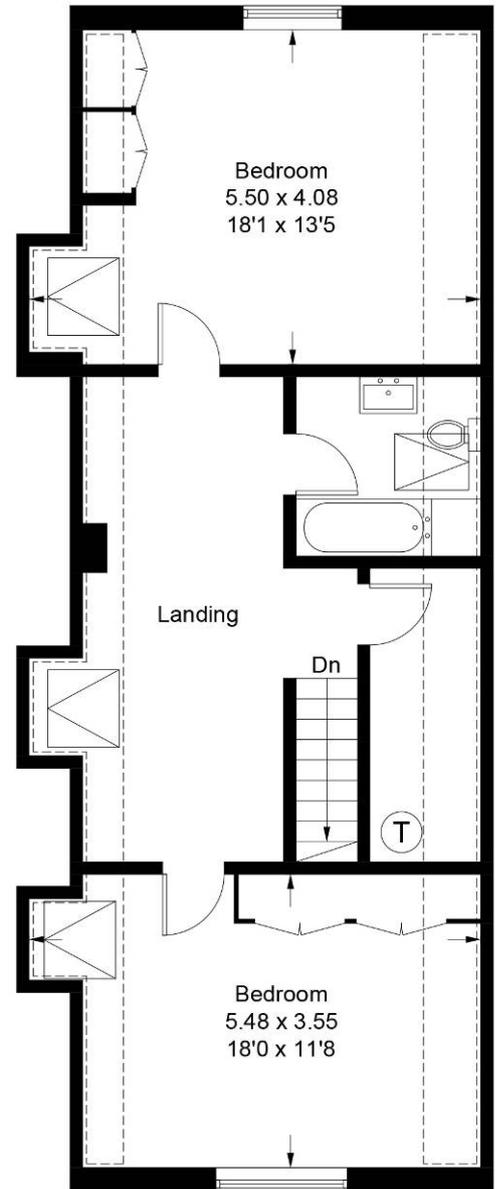


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1190846)